

**CROOKED RIVER RANCH CLUB & MAINTENANCE ASSOCIATION  
BOARD OF DIRECTORS  
REGULAR MEETING AGENDA**

**Monday, December 18, 2023, 6:00 P.M.**

**I. CALL TO ORDER: Pledge of Allegiance and Roll Call**

<b>Name</b>		<b>Name</b>		<b>Name</b>	
Kari Vickery President		Bob Beveridge Vice President		Mike Dries Secretary	
Kelly Davis Treasurer		Sheryl Jones Director		Julia Randall Director	
Sarah Woolverton Director		Mike Carey Director		Ara Erdekian Director	

**II. CONSENT ITEMS**

- a. Agenda of Regular Meeting – December 18, 2023
- b. Minutes of Regular Session – November 20, 2023
- c. Minutes of Work Session – December 4, 2023

**III. COMMITTEE & STAFF REPORTS** – Representatives of Committees may request to report on committee's activities since last regular Board meeting. Each person's comments will be limited to three minutes. *(Available Committee minutes and staff reports have been provided in the Board books and on the website.)*

**IV. RANCH MANAGER's REPORT –**

- a. Collections Report
- b. Budget Cycle Update

**V. OLD BUSINESS**

- a. AR Log
- b. Panorama Park and Water Co MOU Updates – Vice President Beveridge
- c. A/V Improvement Update – Vice President Beveridge and Ranch Manager LaPora
- d. Golf Maintenance Bridge Project Update

## **VI. NEW BUSINESS**

- a. Set up Work Party for Christmas Break to do weed abatement on Lower Pasture – Director Erdekian
- b. Panorama Park Tree Limbing - Mark Schneider
- c. AFE #290 – RV Park Tractor – Julie Inman
- d. Request by CRR Water Co. to Clean Up Area Behind CRR Water Co Office
- e. Volunteer Service Form – McKenzie “Mac” Walker – BAC Committee

## **VII. SECOND READINGS**

## **VIII. FIRST READINGS**

**IX. PUBLIC INPUT** - Must sign up and identify issues to speak on before meeting starts and individuals will be limited to three minutes unless additional time is allowed by the President.

## **X. PREVIEW OF WORK SESSION – January 3, 2024**

## **XI. ANNOUNCEMENTS & WRAP-UP:**

## **XII. VOTE TO ADJOURN TO EXECUTIVE SESSION IF NEEDED**

DRAFT FOR REVIEW AND APPROVAL AT  
REGULAR SESSION BOD MEETING DECEMBER 18, 2023

**CROOKED RIVER RANCH CLUB & MAINTENANCE ASSOCIATION  
BOARD OF DIRECTORS**

Monday, November 20, 2023, 6:00 PM

**I. CALL TO ORDER:** The Meeting was called to order at 6:00 pm

**a. Roll Call:**

**b. Pledge of Allegiance**

**Association Board Members:**

Name		Name		Name	
Kari Vickery President	X	Robert Beveridge Vice President	X	Mike Dries Secretary	X
Kelly Davis Treasurer	X	Sheryl Jones Director	O	Sarah Woolverton Director	X
Julia Randall Director	X	Ara Erdekian Director	X	Michael Carey Director	X

**II. CONSENT ITEMS -**

- a. Agenda of Regular Meeting – November 20, 2023**
- b. Minutes of Regular Session: October 16, 2023**
- c. Minutes of Work Session – November 6, 2023.**

A motion to approve the above consent items was made by Director Randall and seconded by Secretary Dries. It was a unanimous decision to approve.

**III. COMMITTEE & STAFF REPORTS –**

No comments

**IV. RANCH MANAGER's REPORT:**

- a. Collections Report:** Ranch Manager LaPora reported a significant recovery from the attorney accounts of over \$6,000.00 and reduced overall accounts owing to 562. A new dues billing cycle will begin next week.
- b. 2023 Western Christmas Celebration Plans:** Plans are coming together. All vendor spots have sold. Santa and his photo studio have been moved to the dining room across from the Snack Shack.
- c. Budget Cycle Update:** Ranch Manager LaPora has meetings scheduled with all the supervisors to discuss their budget for the FY 2023/2024 CRP.

## V. OLD BUSINESS

### a. AR Log:

- #1. Comments: No change 11.20.23
- #2. Comments: M Dries reported limbing as time permits.
- #3. Comments: no change 11.20.23
- #4. Comments: Gate is being built. Fence continuation is pending.

**b. Update on Forest Service Grant Process:** If the Grant is approved, Secretary Dries reported that all costs must be paid for by the Ranch upfront with reimbursement following 18-24 months.

**c. Lower Pasture Weed Abatement – Work Party/Other Efforts:** Director Erdekian will schedule a work party for Saturday November 25 to gather and burn the Russian Thistle. He will provide burn barrels. Start time will be 9:00 am. Notices will be sent out via Phase Reps, social media, and website.

## VI. NEW BUSINESS

- a. **Bike Path Proposal:** Stephanie Proffitt presented maps of a new proposed bike path that encompasses over 27 acres of Ranch owned property. She provided maps and discussed getting a work party with tractors to assist with creating the path. A motion to move forward with phase two was made by Director Erdekian. It was seconded by Secretary Dries. It was a unanimous decision to approve.
- b. **AFE #289:** RV Park Supervisor Inman was going to request funding for a split rail fence for the RV Park. Discussions earlier in the day created a realization that the split rail fence is not practical for the RV Park. A lodge pole fence will better meet requirements. She will now obtain bids for a lodge pole fence and will re-present her AFE.
- c. **Panorama Park and Water Co MOU Reviews:** Vice President Beveridge has reviewed both the MOU's with Jefferson County for maintenance of Panorama Park and the Water Company for revenues from the Cell Towers. The Panorama Park MOU needs to be re-negotiated to provide for a more appropriate annual increase for restroom maintenance as well as separate charges for work beyond the scope of that maintenance. Panorama Park vandalism has increased exponentially. The Ranch has had to clean graffiti, excrement and fix vandalism which should be paid on a time and materials basis. The Water Co. MOU does not need revision but does need to be reviewed with the Water Co. BOD as is required by the MOU. All MOU's should be reviewed annually.
- d. **A/V Upgrade:** Vice President Beveridge proposed looking into upgrading the microphones and possibly improving the Zoom experience by adding the Owl system. Currently the Fire Department is using Owl to aid with their presentations. Fire Department Board Member Brad Pahl will lend the Owl to the Ranch for a trial at the next work session. This will help to demonstrate if it will work with the microphone system. Additionally, a motion to approve the purchase of a 12-microphone system was made by Director Randall. It was seconded by Director Erdekian. It was a unanimous decision to approve.

## VII. SECOND READINGS:

None

## VIII. FIRST READINGS:

None

**IX. Public Input -** Carol Orr, Nancy Baker, Michelle Parcel & Mona Steinberg all spoke.

**X. PREVIEW OF WORK SESSION – Monday, December 4, 2023:**

No changes at this time.

**XI. Announcements:**

Western Christmas Celebration is December 2. The Mitten Tree is up in the Administration Office for donations of mittens, gloves, scarves to be donated to various schools and organizations in the area. The Fire Dept is organizing Shop with a Fire Fighter and they also have a Giving Tree available.

**XII. VOTE TO ADJOURN TO EXECUTIVE SESSION FOR CONTRACT ISSUES:**

A motion to adjourn the Regular meeting to Executive Session was made by Treasurer Davis. It was seconded by Vice President Beveridge. It was a unanimous decision to approve. The Regular meeting was adjourned at 7:34 pm. Executive Session was called to order at 7:38pm. Executive Session was adjourned, and Open Session reopened at 8:14pm.

A motion to engage in a new contract with the Steel Stampede promoters was made by Director Randall, seconded by Vice President Beveridge. A vote of -0- in favor and 8 opposed defeated the motion.

A motion to renegotiate the Panorama Park MOU with Jefferson County was made by Director Randall, seconded by Secretary Dries and approved unanimously.

A motion to adjourn the Regular Meeting was made by Treasurer Davis, seconded by Director Randall and approved unanimously. The meeting was adjourned at 8:15pm.

DRAFT FOR REVIEW AND APPROVAL AT  
REGULAR BOD MEETING DECEMBER 18, 2023

**CROOKED RIVER RANCH CLUB & MAINTENANCE ASSOCIATION  
BOARD OF DIRECTORS  
WORK SESSION  
WEDNESDAY DECEMBER 4, 2023 - 10:00 A.M.**

**I. Call to Order:** The meeting was called to order at 10:00 am.

**II. Roll Call:** It was noted that all Directors except Secretary Dries were in attendance.

**III. Special Topics:**

**a. Golf Maintenance Bridge Project:** Golf Maintenance Supervisor Jensen reported that the pedestrian bridge over the pond on the front nine is 50 years old and has come to the end of its life span. He has done some research and found two companies that could make a replacement, one being prefab that would have a 75-year life. The cost will be dependent on the structural requirements due to placement in the pond. Estimated costs could exceed \$84,000.00. This exceeds the budgeted replacement cost of \$71,000. He is suggesting moving \$14,000.00 from the CRP Cart Path repair/resealing budget to offset the cost. The Board discussed pros and cons to replace, or not replace. Supervisor Jensen will continue to research alternative resources and report back.

**b. AFE #289:** RV Park Supervisor presented AFE #289 in the amount of \$19,966.00 by chosen vendor JR Fencing and not to exceed \$30,000.00 (to allow for possible rock hammering) for replacement of the existing fence. A motion to approve AFE #289 in the amount of \$19,966.00 was made by Vice President Beveridge. It was seconded by Directory Carey. It was approved with a vote of seven to one, with Director Woolverton abstaining.

**c. Road Department Radios Discussion:** Road Department Supervisor Jordan presented a request to purchase radios for use by the Road Dept employees. These would be both handheld and dash mounted radios. Currently, only cell phones are being used and it has not been effective. They would be able to use a County wide radio band with assigned channels. This is the same system that other Public Safety and Public Works Departments use. CRR Fire uses the same system. Use of the radios would increase response times. With winter approaching it was decided that it would be prudent to purchase these immediately. Ranch Manager LaPora will work with Supervisor Jordan and create AFE #291 in the amount of \$18,350.52. A motion to approve AFE #291 in the amount of \$18,350.52 for the purchase of radios for the Road Department and Admin office was made by Vice President Beveridge. It was seconded by Treasurer Davis. It was a unanimous decision to approve.

**d. Trail Building & Grants Presentation:** Kim McCarrel, VP of Public Lands for Oregon Equestrian Trail Organization presented a power point demonstration of what it takes to build a new equestrian trail. The same concept applies to bike trails. Her organization does not work on bike trails and suggested that Central Oregon Trail Alliance be contacted. She offered to hike the proposed bike trail off of Basalt along with several Board members. A date and time will be determined.

**e. Western Christmas Recap:** Ranch Manager LaPora reported that the Western Christmas Celebration was very successful. They sold out all vendor booths and everyone was pleased with the wares

of the vendors, and the vendors were pleased with their sales. The weather god was good and cooperated with only sporadic rain.

**f. Budget Cycle Update:** Ranch Manager LaPora is continuing her meetings with department supervisors. Another BAC meeting is scheduled for next week.

**g. Neighbor Helping Neighbor Committee Update:** Coordinator Karen Atwood reported that there is only \$48.22 left in the account. A new billing statement was just sent out, and she is hopeful that she will see additional donations. She wrote an article for the December Telegraph.

**h. A/R Log:**

#1 Comments: No change 12.4.23

#2 Comments: 15 acres were cleared of Russian Thistle after Thanksgiving. Another work party will be scheduled during the Christmas break.

#3 & 4 Comments: No change 12.4.23

**IV: Regular Board Meeting Agenda Review – December 18, 2023:** Addition to Old Business: Buffalo Road Russian Thistle Work Party date.

**V: Vote to Adjourn:** A motion to adjourn the Work Session to Executive Session was made by Treasurer Davis. It was seconded by Vice President Beveridge. It was a unanimous decision to approve. The Work Session was adjourned into Executive Session at 11:57 am

## **ARC Minutes for New Application on November 27, 2023**

**Members: Gail DesBrisay(Chair), Nancy Lutz, Jim Hussey,  
Mike O'Brien and Malcolm White(Excused)**

**Guests: 0**

**Minutes from last meeting: Minutes Approved by Jim  
Hussey, and second by Mike O'Brien.**

### **New Applications:**

**11841 SW Horny Hollow Trail Hagby. Ph #14. Lt #14.  
Garage/Shop. Approved.**

**6373 SW Ermine Rd. Butler. Ph #01. Bl #230. Lt #002. Roof  
Solar. Approved.**

**Notice from Deschutes or Jefferson County: 0**

**Verification of completed Applications: 32**

**Next Meeting on December 11, 2023@ 3PM in Adm office.**

**After the next meeting on Dec. 11, 2023. The next meeting will  
be January 8, 2024. In the Adm room @ 3PM.**



**ARC Minutes for new Application December 11, 2023.**

**Members: Gail DesBrisay(Chair), Nancy Lutz, Mike O'Brien,  
Jim Hussey, Malcolm White.**

**CC: Judy LaPora and Mike Dries**

**Guests: 0**

**Minutes from last meeting: Approved by Jim Hussey and second by  
Nancy Lutz.**

**New Applications:**

**14429 SW Commercial Loop. Jess T. Boyle. Ph #16. Lt #069'  
Signage. Approved**

**11105 NW Quail Rd. Cowell. Ph #05. Lt #071 .House and well.  
Approved**

**11500 NW Dove Rd. Rabovrn. Ph #05. Lt #92. Shed. Approved.**

**Verification of completed Application: 0**

**MERRY CHRISTMAS & HAPPY NEW YEAR!!**

**HOPE ALL OF YOU AND YOUR FAMILY'S HAVE A WONDERFUL  
HOLIDAY!!**

**NEXT MEETING WONT BE UNTIL JANUARY 8, 2024. In the Adm office  
@ 3PM.**

CROOKED RIVER RANCH

CC & R Review Committee Minutes

November 14,2023

In attendance: Chair, Stephanie Proffitt, V Chair Mel Tellinghusen, Sec., Judy Gilliland, Mark Schneider, Gail DesBrisay, Jodie Gmeiner, CCR Admin Kara Burkart

1. Consent Items:

- A. Agenda for today's meeting.
- B. Minutes for October 17,2023 meeting:  
motion to approve by Stephanie Proffitt & 2<sup>nd</sup> by Gail DesBrisay Unanimous to approve.

2. New Business

- a. Elections: Chair, Stephanie Proffitt. V Chair, Mel Tellinghusen. Secretary Judy Gilliland with backup Jodie Gmeiner
- b. Telegraph article due by Dec 15<sup>th</sup> for January Telegraph. Kara will send an email for comm members suggestions & who will volunteer to write.
- c. Clarification of committee complaint procedure
- d. New Complaints
  - 1. 23-32 – dtd 10/13/23- Fake Trump flag. Was a blue line flag, allowed. Invalid
  - 2. 23-33 – dtd 10/13/23 –Trump flag displayed. Removed. Closed
  - 3. 23-34 – dtd 10/25/23 –14-15 head of cattle on 1 acre. County regulation. Letter & County complaint form sent to complainant.
  - 4. 23-35 – dtd 10/26/23 –Broken appliances in utility trailer confirmed visible to neighbors. County regulation. Letter & County complaint form sent to complainant.
  - 5. 23-36 – dtd 11/9/23 –spotlight on garage. County regulation. Letter and County complaint form sent to complainant.

3. Old Business

- A. Active Complaints 2022
  - 1. 22-15 – dtd 4-29-22 – CLOSED
  - 2. 22-30 – dtd 08-01-22 –Several inoperable vehicles/debris. Owner is cooperative but son that lives there is not. On Jeff Co. log as well. County had provided 2 dumpsters & were not used. County had closed but has now reopened after inspection requested by committee. County has sent a letter with intent to site. We sent a 3<sup>rd</sup> letter to coincide with the County. Had been some progress but after a closer look stuff has just been moved around. County is following up. We will continue to monitor as well.

B. Active Complaints 2023

1. 23-08 – dtd 04-17-23 –CLOSED
2. 23-28 – dtd 8/24/23 –abandoned vehicles & trash. Owner deceased, son living on property. Trying to cleanup & has removed some trash. Trying to get dumpster from Co. If not will look at CC&R funds. Owner's brother in law feels they could have it cleaned up in 30 days if had a dumpster they just can't afford one.
3. 23-29 – dtd 9/6/23 –Trash, garbage bags, non-operable vehicles, stacks of tires. Prior case 21-34. Owner called stating cleanup will be done by 10/30/23. Inspector states good progress but not complete. Gave an additional 2 weeks. Follow up 11/17.
4. 23-30 – dtd 9/27/23 –campaign flag, removed. Solid waste & debris. Owners contacted Admin, husband very angry. Wife stated cleaned up besides their decorations. They love holiday decorations. Inspector said not change. Admin will reach out to owners.

a. Open Violation

1. 21-46, 47&48, & 22-03&21 –dtd 6/3/21 - Deemed open violation and fined. Property gets cleaned up for a short time then regresses significantly. Fine process has not worked. County reopened due to regression and sent letter of intent to cite. Committee & Jeff Co met with her & are working on a long-term plan. Nov. committee saw regression and inspectors will reach out owner.
2. 20-08 – dtd 2/19/20 –6/22/22 deemed open violation by BOD. Class B & \$500 fine. Property is slowly being cleaned up. Will take a long time for full cleanup. On Jefferson County log. County did a site visit from road and saw regression. Property owner is now employed so has less time to work on cleanup. Inspector will reach out to County and owner.
3. 22--25 – dtd 6-29-22 –inoperable vehicles & old appliances. Property has been foreclosed on. Realtor involved. The realtor states cleanup to start 1st week of Nov. Expected to be complete by mid-month. Committee will reinspect end of November.

b. Review Deschutes & Jefferson Co's Active Complaints

1. Deschutes – 1 active, 1 closed – no updates
2. Jefferson – 26 complaints. 1 new, 11 updates & 10 no change & 4 closed

Member Input:

Next Meeting: **December 19, 2023** – 1:30pm – Juniper Room

# Crooked River Ranch Special Road District

P O Box 842  
Crooked River Ranch, OR 97760  
specialroaddistrictcrr@gmail.com

Lynn Breeden, Chair  
Jeff Parcel, Secretary  
Ed Thompson, Treasure

Meetings held 1<sup>st</sup> Monday each Month @ 6PM  
Juniper Room, Ranch Administration Building  
5195 SW Club House RD

The December Meeting of the Crooked River Ranch SRD was held in the Juniper Room CRR Administration Building by Chairperson Lynn Breeden, Officers present where Ed Thompson Treasurer and Jeff Parcel Secretary. Also in attendance were 3 ranch resident and Road Maintenance Supervisor Jordan Jones. The Pledge of Allegiance was led by Director Parcel

Minutes from the last meeting were presented and approved without comment

## **Treasures Report:**

We have a total of \$658,900 in our account; we received a check for \$ 31,333 from Deschutes County. We paid a total of \$ 10,329 in outstanding bills

## **Committee Reports:**

Maintenance Supervisor Jordan Jones presented his monthly report and went over it with us.

Badger Road there was a discussion about the safety of the hill on Badger Rd during inclement winter weather, several options were given from; barricades, guard rails, to closing the road. A recent survey indicated there may not be a sufficient right of way to install guard rails. The board decided to investigate the hiring a professional to determine the status of the right of way. This will be decided at the next meeting.

Quail Rd from Rainbow to new road extension breaking edges this was tabled until January meeting

Social Media- The SRD now has a presence on NextDoor we will be posting meeting notices, meeting agendas, meeting minutes and any other SRD news.

## **New Business:**

Legal representation for Board, we are checking with the county to find out who we can call on when we have questions or situations that require a legal opinion, do we hire an attorney or call on the county? This is a open question

## Generating income

On December 14<sup>th</sup> the Jefferson County Tax Districts Ballot Coordination meeting will take place in Madras. This meeting is to inform and assist taxing districts in getting tax increase measures on the ballot. Although the SRD will not have any tax measures on this year's ballot the SRD has not had an increase in rate since its inception. One or more of us will attend this meeting to learn the process.

Grants; Director Thompson is looking for any grant that may fit our needs

January meeting, since the first Monday in January is a holiday, we will have the January meeting on Wednesday January 3<sup>rd</sup> at 6 PM Juniper room.

**To:** Crooked River Ranch BOD  
**Fr:** Judy LaPora, Ranch Manager  
**Date:** 12/11/23  
**Re:** Administration Monthly Report for November 2023

**Significant Events/Accomplishments:**

- We continued planning for the annual Christmas celebration. We had an Events Committee meeting on November 2<sup>nd</sup> and 16<sup>th</sup> to follow up on the plans and duties. I also worked on the CRP budget spreadsheets, preparing them for the supervisors to update. I met with some supervisors in November and will be meeting individually with the rest in December and then as a group to go over the budget and make adjustments. I am also researching new AV systems for our BOD meetings.
- Kathleen did a great job on this month's newsletter. We are working together to get the mailing label process fine-tuned.
- Karen is helping Tammy get the directory current and converting it to an excel spreadsheet for possible conversion to PDF in the future. This will enable a much easier update process.
- Kara processed 7 HOA demand requests and 9 changes of ownership. She also completed 74 auto-debit billings for the 5<sup>th</sup> and 69 for the 20<sup>th</sup> of November as well as 100 monthly billing invoices and 19 newsletter accounts. She submitted 5 accounts to collection. She filed 3 liens and 2 lien releases this month and sent one intent to lien letter and 4 intent to collect letters. Kara also processed 3 CC&R complaints, processed, and mailed 7 CC&R letters and 5 inspection reports. She also scanned 30 property files.
- Tammy processed 342 payment transactions. She mailed out 10 Welcome Packets in addition to her daily duties of first line customer service, both walk ins and phone. She scanned 47 property files. Tammy also processes all incoming mail and handles all of the facility rentals, such as Mac Park, the Juniper Room, etc. She processed all Western Christmas Vendor application, payments and answered questions.
- Brenda attended both the BOD Work Session and Regular Meeting as a backup minutes taker. She sold two advertising signs to CET for the Kiosks and continues promoting the sales. She wrote an article about Crooked River Ranch history for the monthly Redmond Chamber Newsletter. She also attended the Events Committee meetings and continues to help coordinate the Western Christmas Celebration. Brenda processed 5 ARC applications and scanned 29 customer files. She continues our communication on social media and learning through online courses.
- Jan continued with her normal duties which includes receivables, payables, payroll, reconciliation of all bank accounts, balance sheet accounts, fixed assets and more as well as still working on all Ranch accounting processes

Respectfully submitted,  
Judy LaPora, Ranch Manager

## November 2023 GENERAL MAINTENANCE REPORT

December 12th, 2023

**Tennis/Pickle ball Courts:** We have removed one of the tennis court nets. We will be removing the second net mid-December as we have had a mild winter.

**Fire Abatement:** Planning for Horny Hollow Trail tree removal is slated for Dec 11<sup>th</sup>. This will be a coordinated effort with the Roads department, Wellsprings Management and General Maintenance. Horny hollow Tail has been assets by Wells Springs Management which has found that approximately 40 trees will need to be removed along the uphill side of the road. The tree will be moved down into the lower field to be chipped and made into firewood by the Lions Club. Wood chips will be delivered to the RV Park.

**Panorama Park:** We spread Juniper wood chips along the outer perimeter of the walking path.

**Administration:** We prepared and set up Christmas decorations. We painted the pool restroom walls and floor. We cleaned the gutters. Repaired a roof leak in the upper conference room. We limbed the Juniper trees in the parking lot.

**General:** We repaired pasture sprinkler heads, buried exposed 4" main line that runs through rocks, weed eated area directly around pasture, removed mullen, thistle and other invasive weeds, reseed with natural grass mix. We made and installed an irrigation vault. We blew out all irrigation pipes. We replaced the calipers on the Ranger.

**Rentals:** We (Hoss) removed the old base board heaters and installed new Cadet heaters. We also replaced the refrigerator.

**Pro Shop:** We mounted an American flag made of golf balls above the west door. The flag was donated by a club member. We also repaired the main Pro shop heater.

Respectfully Submitted by: Dan McRae



To: Judy LaPora, Ranch Manager  
CC: Kari Vickery, President CRR C & MA  
From: Randy Ballard, PGA  
Subject: November Update of Operations  
Date: December 5<sup>th</sup>, 2023

## **Golf Shop Operations**

### **Overview/Weather:**

The month was exactly what you'd expect; a little good weather, a little bad weather and a little precipitation. With the nicer weather we were able to squeeze more than double the rounds out on course over last year.

November started nice and we ended with very cold and fog/stagnate air that caused a hard frost that would not go away.

- Weather YoY – We were much warmer and closed 10 less days this November. Last year we received our first snow on the 12<sup>th</sup> of the month and struggled to really get back open for a few weeks.
  - 2023 – Average Temp 51.3\* and 6 days of rain, hottest day at 67\*
  - 2022 – Average Temp 45.73\* and 6 days of rain, hottest day at 61\*

### **Significant Events/Accomplishments:**

- Created \$6,122 more in round revenue in 2023 over last year.
  - \$16,080 of the \$21,020 2022 green fee revenue was actually Black Friday sales
- We still sit at ~\$65k ahead of last year in green fee revenue
- Also, we are ~\$51k ahead of last year in total revenue
- 323 more paid rounds over last year for the month
- Total rounds are up 4.2%; the NGF (National Golf Foundation) has the Pacific Northwest down 2% YTD

### **Opportunities:**

- I wanted to be sure this first year using foreUP that the Christmas Special goes out correctly, so it has been pushed back from Black Friday and Cyber Monday to a true Christmas deal.
- I have a zoom call with foreUP on Thursday, then I will advertise (website, social media, CRR database etc) and release the deal through the new year.

### **Potential Shortcomings:**

- The weather, my number one enemy
- Will dropping the Christmas Special later than the last few years affect total sales? If so, will the warmer weather offset those missed sales over the next two months?

### **Looking Forward:**

- I have booked roughly 750 tournament rounds for next year the last couple of weeks, 128 of those came last Saturday during the CRR bazaar.
- If the weather stays warm as predicted this winter, we should be open more often and create more revenue over the off season.
  - Counting quickly, we were closed 65 days last year, that's a lot of missed revenue
- This is the time of year we meet with all the clothing and equipment reps for next season. Jeff and I spend a few weeks putting together orders for next year's merchandise for the Golf Shop.

Best,

Randy Ballard, PGA



## CRR GOLF SHOP MONTHLY SALES REPORT

November 2023

Golf Shop Sales Report

NOV	2023	2022	% Chg
Days Closed:	4	14	0.0%

REVENUES	Nov '23		Nov '22		Variance	% Chg	YTD	Previous YTD	Variance	% Chg
Greens Fees	\$11,062.00		\$21,020.00		(\$9,958.00)	-90%	754,296.80	689,021.40	\$65,275.40	8.65%
Annual Pass Revenue	-		-		-		218,200.50	222,307.75	(\$4,107.25)	-1.88%
Cart Rentals	\$5,138.00		\$2,009.00		\$3,129.00	61%	233,526.00	236,111.25	(\$2,585.25)	-1.11%
Merchandise Sales	\$6,127.00		\$3,378.25		\$2,748.75	45%	176,615.15	179,508.25	(\$2,893.10)	-1.64%
Driving Range	\$720.00		\$197.00		\$523.00	73%	31,869.57	32,592.00	(\$722.43)	-2.27%
Cart Storage Fees	-		-		-		31,187.50	34,124.00	(\$2,936.50)	-9.42%
Miscellaneous Sales	\$54.00		(\$24.00)		\$78.00	144%	685.75	878.50	(\$192.75)	-28.11%
<b>Totals</b>	<b>\$23,101.00</b>		<b>\$26,680.25</b>		<b>-\$3,479.25</b>	<b>-16%</b>	<b>\$1,446,381.27</b>	<b>\$1,394,643.15</b>	<b>\$51,838.12</b>	<b>3.6%</b>

GOLF ROUNDS	Nov '23		Nov '22		Variance	% Chg	YTD	Previous YTD	Variance	% Chg
<sup>1</sup> Rack Rate Rounds	226		89		137	60.6%	6,689	7,995	(1,306)	-19.5%
<sup>2</sup> Prop. Owner Rounds	24		10		14	58.3%	717	653	64	8.9%
<sup>3</sup> Discounted Rounds	239		67		172	72.0%	10,887	7,941	2,946	27.1%
<sup>4</sup> Annual Pass Rounds	912		530		382	41.9%	10,565	10,982	(417)	-3.9%
<sup>5</sup> Employee Rounds	26		4		22	84.6%	431	319	112	26.0%
<sup>6</sup> Industry Comps	6		3		3	50.0%	153	147	6	3.9%
<sup>7</sup> Donation/Trade Rounds	28				28	100.0%	519	679	(160)	-30.8%
<b>Total Rounds Played</b>	<b>1,461</b>		<b>703</b>		<b>758</b>	<b>51.9%</b>	<b>29,961</b>	<b>28,716</b>	<b>1,245</b>	<b>4.2%</b>

<b>Punch Cards Sold</b>	<b>1</b>			<b>1</b>			<b>0</b>	<b>0.0%</b>	<b>43</b>	<b>49</b>	<b>(6)</b>	<b>-14.0%</b>
<b>2022/23 Golf Passes</b>	<b>Property Owner</b>				<b>Outside Passes</b>				<b>Total Passes</b>			
	This Month	T-M-L-Y		Diff.	This Month	T-M-L-Y		Diff.	This YTD	Last YTD	Diff.	% Chg
P.O. Single				0					105	98	7	6.7%
P.O. Couple				0					63	77	(14)	-22.2%
PO Junior				0					5	4	1	20.0%
Non-Prop Single Full								0	15	18	(3)	-20.0%
Non-Prop Single Wkdy								0	17	16	1	5.9%
NO Couple Full								0	14	19	(5)	-35.7%
NO Couple Wkdy								0	4	3	1	25.0%
NO Junior								0	0	0	-	0.0%
NO Afternoon ONLY								0	0	6	(6)	0.0%
								0				
<b>Totals</b>	<b>0</b>	<b>0</b>		<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>	<b>223</b>	<b>241</b>	<b>(18)</b>	<b>-7%</b>
	This Month	Last Year		Difference	% Chg	This YTD	L- YTD	Difference	% Chg			

- <sup>1</sup> Includes weekday and weekend rounds for juniors, seniors and regular guests at regular posted rates.  
<sup>2</sup> Weekday and Weekend rounds at posted property owner rates.  
<sup>3</sup> Includes all promos, specials & twilight rounds at regular posted rates.  
<sup>3</sup> All rounds that are discounted including large groups, special member events, visitations, etc.  
<sup>4</sup> All Annual Pass Rounds

- <sup>5</sup> All Employee rounds  
<sup>6</sup> All Industry comp rounds  
<sup>7</sup> Donations and Trades

**TO:** Judy Lapora, CRR Administrator

**FROM:** Richard Jensen / Golf Maintenance

**Date:** 12-8-2023

**RE:** monthly report

**Overview:** The adage “if you don’t like the weather... wait five minutes” has certainly held true for us this fall. Although temperatures were only two degrees above normal for both highs and lows, we certainly experience the gamut of weather conditions in November. From sunny warm days to rain, snow, and freezing fog with some lows near single digits, we had a taste of it all. The course was closed for three days due to freezing fog the 28<sup>th</sup> – 30<sup>th</sup>... let me clarify the “closed”. The course did finally thaw out those days, but it was too late for anyone to finish nine holes let alone 18. In my experience here at the Ranch, El Nino weather patterns normally bring us stretches of inversion where the freezing fog persists making the course unavailable for play. On these years, whenever I hear forecasts calling for the east wind picking up in the Columbia Gorge, I expect freezing fog here in CO. Doesn’t happen all the time, but quite often. Kevin Anderson returned to work in full capacity on the 6<sup>th</sup> following his medical leave, a full two weeks earlier than expected... yay!! The few remaining seasonal employees we had left working were laid off for the season on the 3<sup>rd</sup>. We also finally filled the vacant full-time position on the turf maintenance team. Chris Workman took a seasonal mowing job with us in September and was promoted to the Irrigation Tech position in early November. Chris has a great attitude, brings 25 years of golf course maintenance experience to our facility and is a very valuable addition to our team.

**Significant Events/Accomplishments:** Poa annua, our dominant turf species, will remain actively growing until soil temperatures fall to the mid to low 30’s. So, once we warmed up last period it started growing again requiring us to mow everything, some areas a few more times. We shut the irrigation system down the first week of the period, opened all drains and allowed it to gravity drain for five days prior to blowing out the system. We accomplished this procedure on the 8<sup>th</sup>. With all four of us working on this task it took 10 hours to complete. Not record time but close. Both pump stations were winterized as well. All that remains is some housekeeping to completely put the system to bed for the season. Just prior to winterizing the system we completed the second round of sprinkler head and control valve trimming. Leaf removal took a significant portion of time during the period and will continue until completed. With players still posting scores for handicap purposes, we left holes 7 & 8 in their normal positions as long as possible. Sub-freezing temperatures necessitated the move to their winter positions on the 24<sup>th</sup> placing the entire course in full winter set up mode. Fresh cups will be cut on the putting greens monthly or as the weather allows. We also were finally able to burn our large slash pile in time to start building another one with tree trimmings. Kevin and Brian have initiated the annual equipment preventive maintenance program.

**Potential Short Comings:** Prolonged cold frosty mornings are being extended by numerous mature juniper trees shading vital features of the course. Play cannot be allowed while these areas are covered with frost. Such mornings are extremely stressful for both the course maintenance and pro shop teams. We have identified at least six large mature trees that will require removal to help speed frost melt and reduce the length of frost delays.

**Looking forward,** removal and burning of a banner crop of Russian thistle throughout the course native areas, equipment maintenance, accessory refurbishment and initiating the annual operating budget process are scheduled for the upcoming period.

Respectfully Submitted,  
Richard Jensen GCS

TO: Crooked River Ranch Board of Directors

FROM: Road Department

DATE: 12/04/2023

Re: Monthly Report for November

Overview: Road Maintenance, Vehicle Repairs

Road Maintenance: We did not get a lot of road maintenance done this month due to freezing overnight temps and vacations. We were able to grade three roads as follows- Golden Mantle/ Chipmunk/ Hummingbird. We also put down another 12 bags of cold patch on Quail. Once again, freezing temps limit the road maintenance plans. Just that time of year. We trimmed up several trees in the right of way on the south side of Badger at the bottom of the hill for better sight clearance. We loaded them and hauled them to the limb dump. We swept the intersection at High cone and Cinder to remove excess gravel due to vandalism. We also put down three loads of cinders on two mornings.

Vehicle Maintenance: We rewired a junction block for the sander lights, had the plow lights replaced, put on a battery cut-off switch and fixed the dome light all on #3 D/T. We rebuilt the spinner plates for all three sanders. Took #3 and #4 to Tec Equipment for brake light shorting out. Arrrg. We had new tires put on the service truck. Took the 3500 Chevy to Gruner for warranty work. Cleaned the battery terminals and wires on all the plow trucks and pick-ups.

Misc.: We sharpened the chains and serviced both chain saws. Started and drove all the equipment. Organized several areas in and around the shop. I had three employee interviews.

Deer: We picked up three deer this month and took one load to Bend.

Signs: We installed a new fire evacuation sign on Rainbow and Quail. Replaced a chevron on Chinook that got run over. We also

Town Trips: We made 8 trips to town for parts and dropping off and picking up vehicles for repairs.

Respectfully

Jordan Jones / Road Supervisor

## RV PARK – MONTHLY REPORT – NOVEMBER 2023

### OVERVIEW:

November has been great for the RV Park in terms of cleaning up and long range planning. The fencing project is coming up soon. We have 9 monthly guests, and lost one to warmer weather in Arizona. We expect a few more in January. There are two guests coming in and out looking for real estate or doing local jobs.

<b>INCOME:</b>	<b>2022</b>	<b>2023</b>
Camping	\$ 840.00	\$ 3,223.90
Extended Stay	\$ 5,150.00	\$ 8,054.80
Merch/misc income	\$ 0	\$ 434.75
Dump Station:		\$ 143.00
Reservation Fee:		\$ 246.00
TOTAL (before taxes)	\$ 5,990.00	\$12,102.45

### PROJECTS:

November saw the new trees planted with the Park-wide tree project, and the local Bucks take notice. We did damage control and stopped their testosterone-laden activity. There are still some big piles of branches to chip, and we are waiting on the Lions. We have removed weeds, put down weed block, distributed wood chips, and Maintenance has directed more wood chips our way. We are assessing our picnic tables, and will begin repairing them soon. We began searching for a new tractor allocated for in our CRP.

Respectfully Submitted:

Julie Inman  
RV Park Supervisor

Collection Report  
As of 12/14/2023

Date	Customer Type	Balance	Difference	# of Accts	Difference Owing
July 17, 2023	All	494,743.09		996	
August 18, 2023	All	398,528.08	-96,215.01	740	-256
September 15, 2023	All	353,943.22	-44,584.86	654	-86
October 12, 2023	All	322,011.30	-31,931.92	601	-53
November 17, 2023	All	282,262.78	-39,748.52	562	-39
December 14, 2023	All	861,786.04	579,523.26	2154	1592
July 17, 2023	Semi Annual	164,000.45		658	
August 18, 2023	Semi Annual	84,081.83	-79,918.62	405	-253
September 15, 2023	Semi Annual	51,807.80	-32,274.03	317	-88
October 12, 2023	Semi Annual	32,979.66	-18,828.14	269	-48
November 17, 2023	Semi Annual	13,134.01	-19,845.65	237	-32
December 14, 2023	Semi Annual	521,579.76	508,445.75	1813	1576
July 17, 2023	Pmt plans/Auto Debits	86,689.30	86,689.30	261	261
August 18, 2023	Pmt plans/Auto Debits	70,393.70	-16,295.60	258	-3
September 15, 2023	Pmt plans/Auto Debits	58,734.57	-11,659.13	263	5
October 12, 2023	Pmt plans/Auto Debits	45,955.79	-12,778.78	258	-5
November 17, 2023	Pmt plans/Auto Debits	31,345.99	-14,609.80	247	-11
December 14, 2023	Pmt plans/Auto Debits	90,505.32	59,159.33	260	13
July 17, 2023	Attorney	121,121.62		44	
August 18, 2023	Attorney	121,120.84	-0.78	44	0
September 15, 2023	Attorney	120,499.14	-621.70	41	-3
October 12, 2023	Attorney	119,131.22	-1,367.92	40	-1
November 17, 2023	Attorney	112,996.70	-6,134.52	43	3
December 14, 2023	Attorney	124,494.88	11,498.18	43	0
July 17, 2023	All F/C, BK, Etc	122,931.71		33	
August 18, 2023	All F/C, BK, Etc	122,931.71	0.00	33	0
September 15, 2023	All F/C, BK, Etc	122,931.71	0.00	33	0
October 12, 2023	All F/C, BK, Etc	123,944.63	1,012.92	34	1
November 17, 2023	All F/C, BK, Etc	124,786.08	841.45	35	1
December 14, 2023	All F/C, BK, Etc	124,786.08	0.00	35	0
July 17, 2023	1/2 Lots	0.00		0	
August 18, 2023	1/2 Lots	0.00	0.00	0	0
September 15, 2023	1/2 Lots	0.00	0.00	0	0
October 12, 2023	1/2 Lots	0.00	0.00	0	0
November 17, 2023	1/2 Lots	0.00	0.00	0	0
December 14, 2023	1/2 Lots	420.00	420.00	3	3

Note: Semi Annual balance and number of accounts includes small late charge balances and credit balances in which homeowners prepay. Balances also include unpaid transfer and other fees.

## AR Log for December 18, 2023

AR Log for December 18, 2023				
ACTION OFFICER (*CONTACT)	TASK	STATUS	TASK DESCRIPTION	COMMENTS
D McRae Sheryl Jones 1	Fire Abatement Project No. 1 - CRR owned properties	On-going	To reduce fire danger, all CRR-owned property to be surveyed for junipers and other brush to be limbed up or removed working with Well Springs, CRR Fire Department and Ranch personnel.	9/6/23 - Lions Club had the first use of the chipper. CRR Fire Dept, Roads, Lions and the HOA all participated. 11/6/23 - Work on Sundown Canyon is 75% complete. 12/4/23 - No change
D McRae Mike Dries 2	Fire Abatement Project No. 2 - Lower Pasture	On-going	To reduce fire danger on lower pasture. Lower pasture community garden project	11/6/23 - Additional limbing in the lowerpasture is expected to take place in the next 2 weeks. 12/4/23 - 15 acres cleared of Russian Thistle after Thanksgiving. Another work party will be scheduled during Christmas week.
D McRae Mike Dries 3	Fire Abatement Project No. 3 - BLM Project	On-going	To reduce fire danger, all public lands adjoining CRR-owned properties. Ranch personnel and volunteers are working with BLM to identify areas of need. The total acreage on this project is about 1031. Areas are on the south side of the ranch and along the Deschutes River. Also 10 acres near Otter Bench Trailhead	12/5/22 - BLM is completing burning disbris piles from the thinning project. 12/19/22 - two areas left to burn before completion. - 7/17/23 - BLM has completed most unite of the Steelhead Falls project. Will continue this winter. 10/16/23 - BLM will start burning the week after Thanksgiving and continue into December. 12/4/23 - No change
K Vickery 4	Commercial Loop Improvements	On-Going	Clean up appearance of Commercial Loop.	8/7/23 - President Vickery reported that another convex will be delivered mid-August. Sign stating "Appointment only" will be posted in front. Back fence is scheduled for late August/early September. 9/18/23 - One container has been painted. The new container has been added. Pres. Vickery will check on back fence area. 11/20/23 - Gate is being built, fence still pending 12/3/23 - No change

## **CROOKED RIVER RANCH C&MA BOARD MEETING**

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### **AGENDA ITEM SUMMARY**

**Meeting Date: 12/18/2023**

**Meeting Type: Regular BOD Meeting**

**Department: RV Park**

**Staff Contact: Julie Inman**

**Estimated Time: 5 minutes**

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**ITEM TITLE: AFE # 290 – RV Park Tractor**

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### **ACTION REQUESTED**

**Approve AFE # 290 for the purchase of a new tractor for the RV Park**

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### **ISSUE STATEMENT:**

**The RV Park frequently needs to dig trenches and holes to repair the infrastructure of our park. We have to pay for a backhoe to come in and dig for us, and frequently have to dig by hand. The new tractor has a front loader and a backhoe, which will save us time and money. It has a snow blower to assist in keeping the roads clear.**

---

### **ATTACHMENTS:**

**AFE # 290**

**Brim Invoice ID02129 in the amount of \$26,842.13**

**Brochure Information**

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### **DISCUSSION/FINANCIAL IMPACT:**

**The purchase is allocated in the FY 2024 CRP in the amount of \$22,000. We have sold the old tractor for \$4000 and will use these funds to supplement the purchase. The total cost to the CRP will be \$22,842.13. (After applying the \$4000)**

**BUDGET IMPACTED: (Operating or Capital Reserve)  
Capital Reserve**

---

**CROOKED RIVER RANCH**  
**AUTHORIZATION FOR EXPENDITURE**

All expenditures over \$5000 must be justified on this form, endorsed by the Ranch Manager before going to the Board of Directors for approval.

DATE: 12/18/23

AMOUNT OF EXPENDITURE: \$26,842.13

AFE NUMBER: 290

REASON FOR EXPENDITURE: Purchase a replacement tractor for the RV Park.

JUSTIFICATION FOR EXPENDITURE: The RV Park frequently needs to dig trenches and holes to repair the infrastructure of our park. We have to pay for a backhoe to come in and dig for us, and frequently have to dig by hand. The new tractor has a front loader and a backhoe, which will save us time and money. It has a snow blower to assist in keeping the roads clear. We have sold the old tractor for \$4000 and will use these funds to supplement the purchase. The new tractor is on the FY 2024 CRP for \$22,000. The total cost to the CRP will be \$22,842.13. (After applying the \$4000)

REQUESTING DEPARTMENT: \_\_\_\_\_ RV Park \_\_\_\_\_ DATE: 12/18/23

SUPERVISOR: Jillie Ohman \_\_\_\_\_ DATE: 12/18/23

RANCH MANAGER: Judy Hironaka \_\_\_\_\_ DATE: 12/18/23

BOD OFFICER: \_\_\_\_\_ DATE: \_\_\_\_\_



# BRIM

BRIM TRACTOR COMPANY INC.  
2109 NW 6TH ST  
REDMOND OR 97756  
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WWW.BRIMTRACTOR.COM

SOLD TO  
CROO12 CROOKED RIVER RANCH CLUB & MAIN  
14875 HAYS ROAD  
OR 97760

SHIP TO

## INVOICE

Sold By: OK PO #: 60353 Date 12/12/23 INVOICE ID02129  
Ship By: Tax #: 10:28:25 Open

Tax	D	Qty	Description	Price	Amount
			Group: 01		
			FREIGHT		
#O			INCOMING FREIGHT		
#O			UNITS		
#O			60353 NH WM25S TLB TRACTOR		20900.00
			SER#:LSMOW25SJN0020163		
#O			58270 RANKIN UAT-50 THUMB		1090.00
			SER#:535668		
#O			62695 NH 50RSHB SNOW BLOWER		4700.00
			SER#:62695		
			** TOTAL UNITS		26690.00
#O			OREGON CAT OREGON CAT RECOVERY FEE		152.13
#O			LOAD/DELIVERY		
#O			LOADING AND DELIVERY		

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NO RETURN OF OPENED KITS. NO RETURN OF ELECTRICAL PARTS.  
AUTHORIZED RETURNS ARE SUBJECT TO A MINIMUM 20% RESTOCKING FEE.

\*\* SUBTOTAL 26842.13

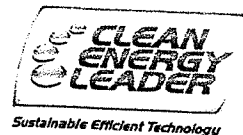
Cash Sale

Phone: (541) 923-1441

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AMOUNT

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Model	Gross HP	PTO HP	Transmission	3-Point Hitch Lift Capacity, lbs	Operator Platform
WORKMASTER™ 25S	24.7	17.2	2-range hydrostatic	992	Cab or Foldable ROPS
WORKMASTER™ 25	24.4	19.2 (gear), 17.1 (HST)	12 x 12 gear or 3-range hydrostatic	1,808	Foldable ROPS
WORKMASTER™ 35	35	29.7 (gear), 28.0 (HST)	12 x 12 gear or 3-range hydrostatic	1,808	Foldable ROPS
WORKMASTER™ 40	40	34.0 (gear), 32.0 (HST)	12 x 12 gear or 3-range hydrostatic	1,808	Foldable ROPS
Boomer™ 35	35	29.7 (gear), 28.0 (HST)	12 x 12 gear or 3-range hydrostatic	1,808	Foldable ROPS
Boomer™ 40	40	34.0 (gear), 32.0 (HST)	12 x 12 gear or 3-range hydrostatic	1,808	Cab or Foldable ROPS
Boomer™ 45	45	38.2 (gear), 36.0 (HST)	16 x 16 gear or 3-range hydrostatic	2,756	Cab or Foldable ROPS
Boomer™ 50	50	42.5 (gear), 40.0 (HST)	16 x 16 gear or 3-range hydrostatic	2,756	Cab or Foldable ROPS
Boomer™ 55	55	46.7 (gear), 44.0 (HST)	16 x 16 gear or 3-range hydrostatic	2,756	Cab or Foldable ROPS





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800# B 2301 with Loader \$ 23,000  
 Backhoe BH 70 12,000  
 cash Discount 800 34,200

LX 2610 with Loader 24,000  
 Backhoe BH 77 12,000

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 cash Discount 1,000 \$ 35,000

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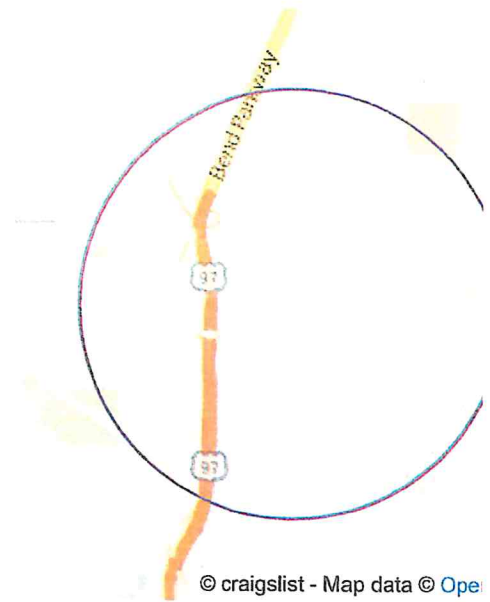
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model name / number: CS2510

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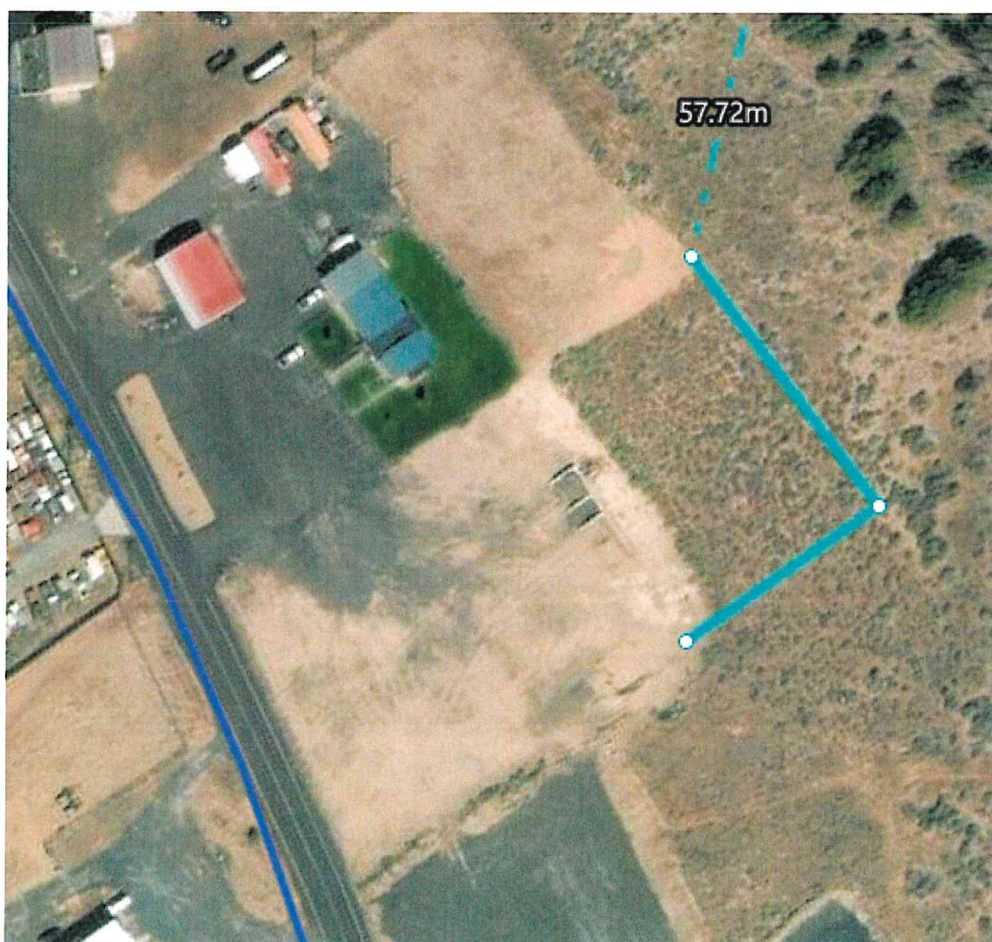
## Judy Lapora

---

**From:** Frank Day <frank@crrwater.com>  
**Sent:** Monday, December 4, 2023 7:19 AM  
**To:** judy.lapora@crookedriverranch.com  
**Subject:** CRRWater - Clear area behind office

Judy – There is an area behind our office behind the empty lot that we would like to trim up and start mowing. The goal would be to make it look like the lot directly behind the office. See the image below. There is also a pile of dirt and debris that is marked with the circle that we would like to get cleaned up. We are requesting permission from the HOA to do this.

Thoughts







## Crooked River Ranch Water Co.

PO Box 2315 · 13845 SW Commercial Loop  
Terrebonne, Or 97760



**Frank Day**  
**General Manager**

Office: 541.923.1041  
Cell: 541.279.0058  
Direct: 458.287.0208



# VOLUNTEER SERVICE FORM

BY: TW

Volunteers do much of the work on Crooked River Ranch. Please complete this form and return it to the Administration Office or mail to:

5195 SW Clubhouse Rd.  
Terrebonne, OR 97760

NO CC&R'S  
CURRENT ON DUES

Name: McKenzie "Mac" Walker

Mailing Address: 12121 SW Dave's Pl. (CRR 97760)

Phone: 971.221.0356 Email: macbelinda@icloud.com

★ Please check one or more committee(s) that you are interested in serving on as a volunteer.

All committees serve to carry out the Business of the Board of Directors.

☒ Budget & Audit – approved the annual budgets for Board adoption and review Audit and Management letter.

☐ Golf Advisory – provide input on strategic golf course design and directions.

☐ Maintenance – recommend technical advice on general maintenance of common areas and golf course.

☐ Nominating – make recommendations for election to the Board of Directors and Architectural Committee.

☐ Park & Recreation – promote & recommend recreational activities for members.

☐ Phase Rep – enhance communications between Ranch Residents and the Board as put out by the Board.

☐ CC&R Review – help maintain livability and property values by investigating and enforcing the Ranch CC&R's.

☐ Events – promote & facilitate various Board of Directors sanctioned events.

☐ Ranch Enhancements – make recommendations for using Steel Stampede funds.

☒ Other To be determined later

Are you a "Snowbird" Yes ☒ No ☐ Yes, how long are you gone varies by year, 3-4 mo. not every year.

Experience/Background: Career in manufacturing & general accounting, with budget responsibility for half of \$100M revenue company.

## Confidentiality Requirements of the Committee Members (2.2.4.6 a):

Every committee member is responsible to maintain confidentiality of sensitive or personal information gained due to his or her membership committee. Information about other association members, staff or any other confidential information gained as a committee member must be held in the strictest confidence and respect unless the committee member is authorized to share that information. Failure to do so may result in removal from the committee by action of the committee or the BOD.

Signature: [Signature]

CRR Club and Maintenance

Revised 9/14/21

Revised  
12-11-23

# **CROOKED RIVER RANCH CLUB & MAINTENANCE ASSOCIATION**

## **Board of Directors Agenda – Work Session**

Monday, January 3, 2024

- I. Call to order
- II. Roll call
- III. Special topics
  - a. Budget Cycle Update – Ranch Manager LaPora
  - b. Lower Pasture Work Party Recap
  - c. Panorama Park & Water Co. MOU Review Update – Vice President Beveridge
- IV. A/R log Review
- V. Regular Board Meeting Agenda Review – January 15, 2024
- VI. Vote to Adjourn to Executive Session If Necessary